HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Saint John, Moncton CMAs and Fredericton CA

Date Released: First Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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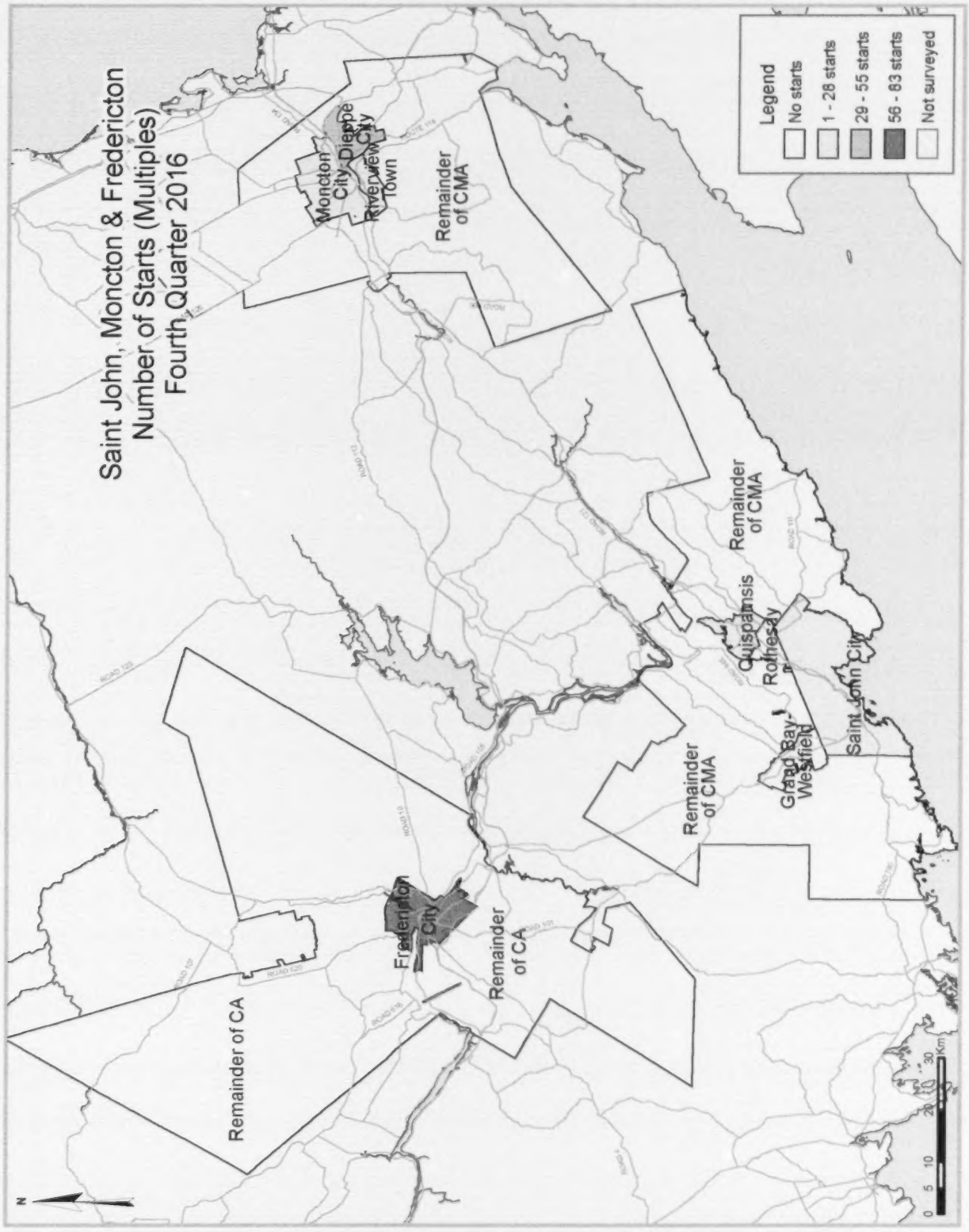
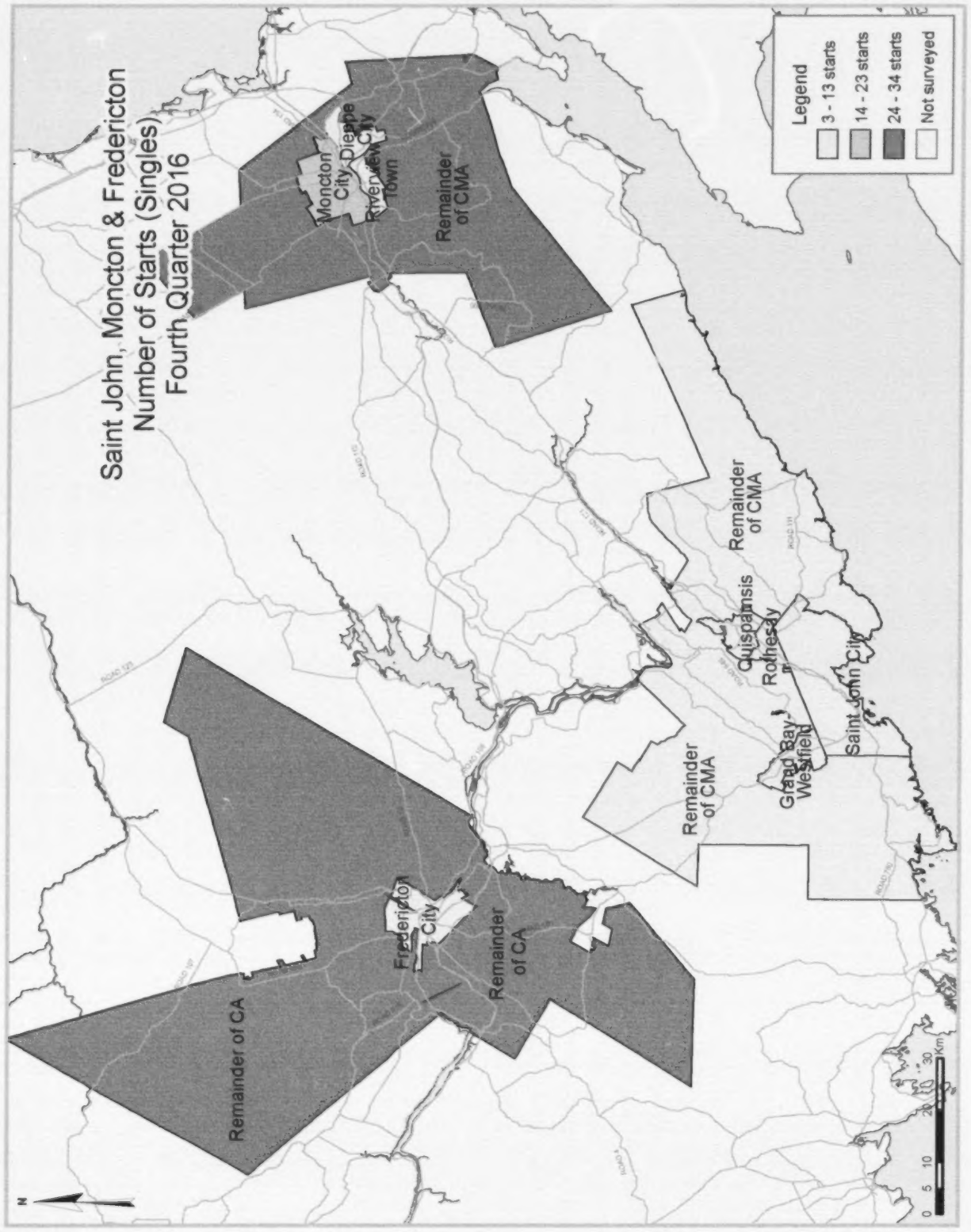
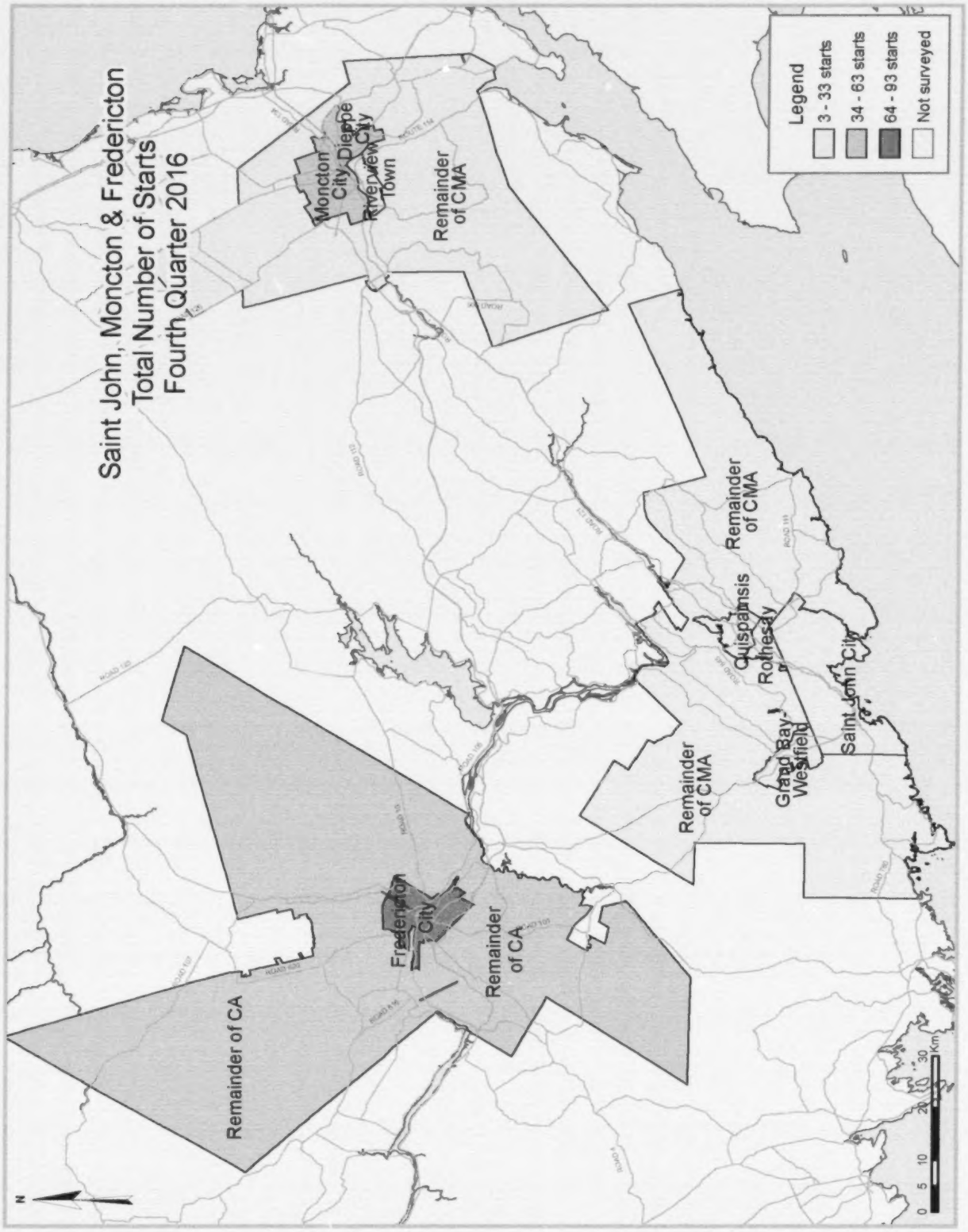
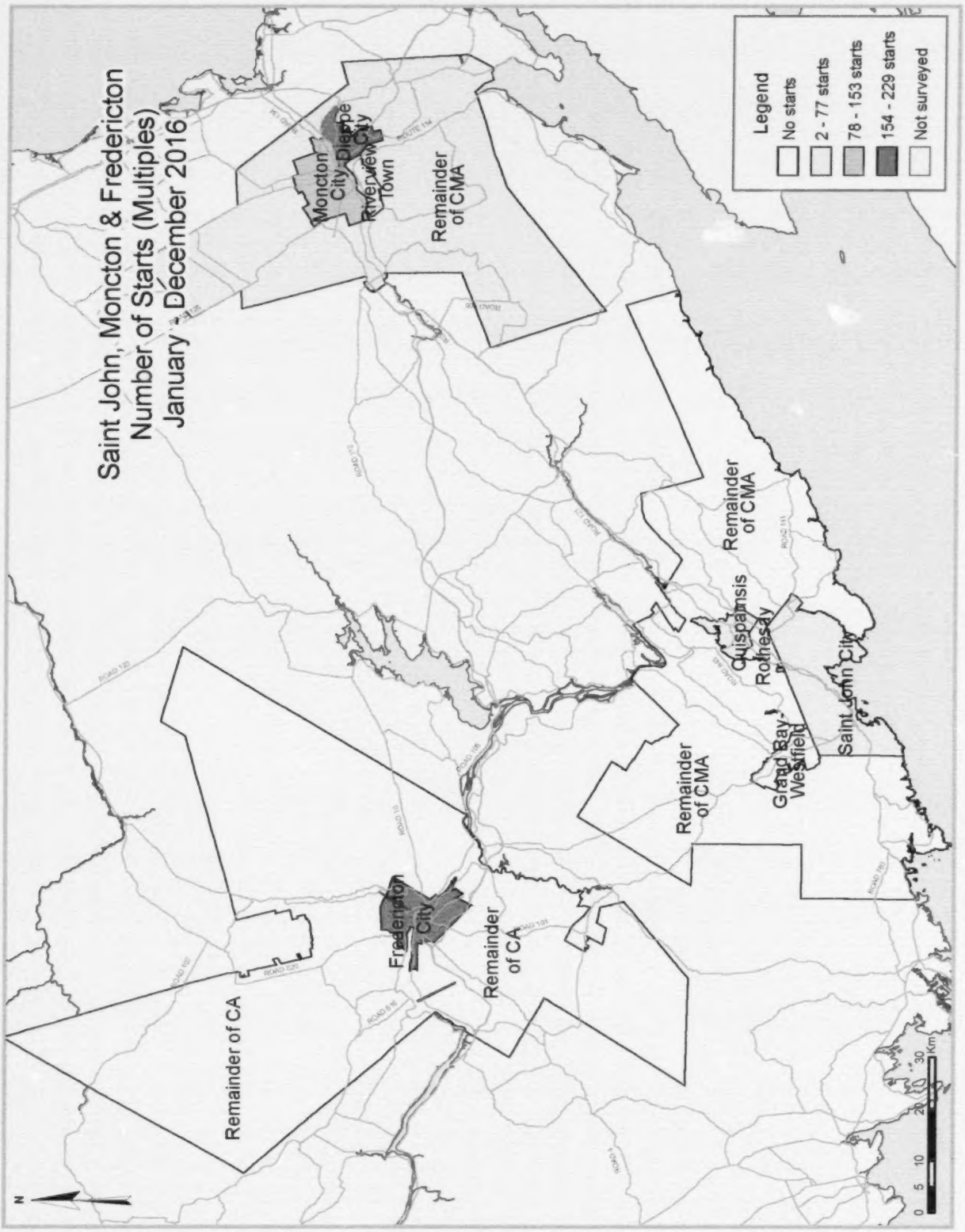
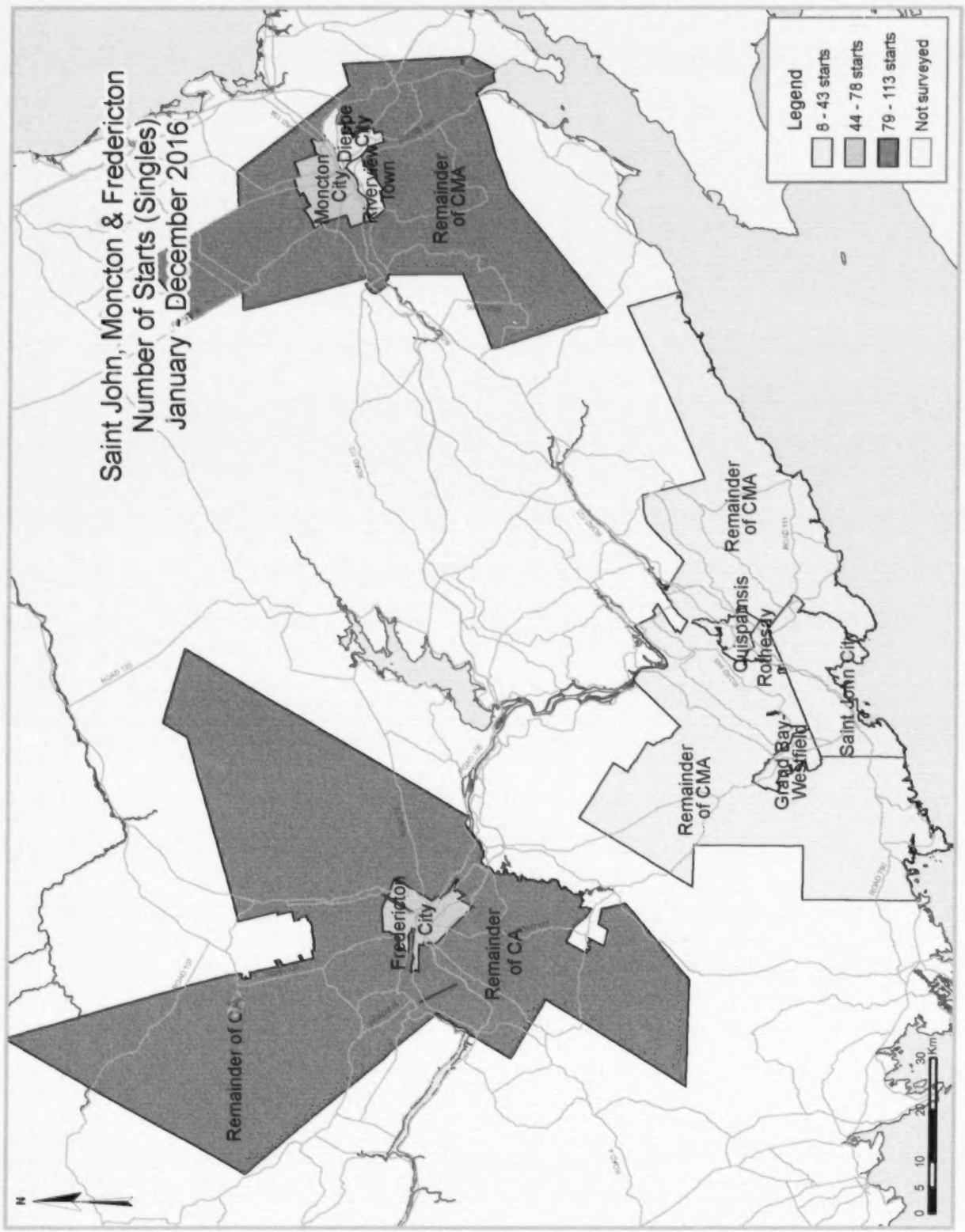
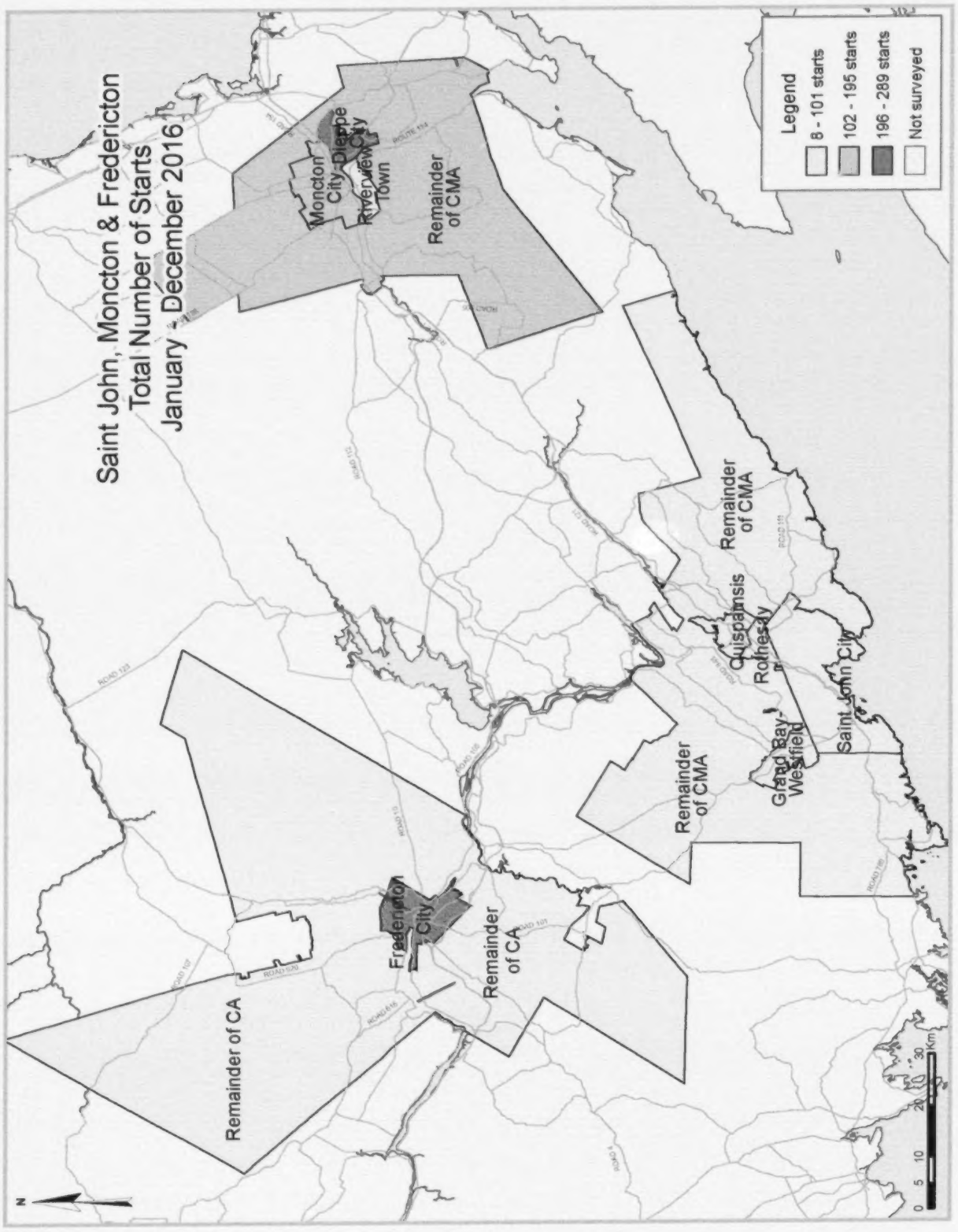

Saint John, Moncton & Fredericton
Number of Starts (Multiples)
Fourth Quarter 2016
Legend
No starts
1 - 28 starts
29 - 55 starts
56 - 83 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Singles)
Fourth Quarter 2016
Legend
3 - 13 starts
14 - 23 starts
24 - 34 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Total Number of Starts
Fourth Quarter 2016
Legend
3 - 33 starts
34 - 63 starts
64 - 93 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Multiples)
January - December 2016
Legend
No starts
2 - 77 starts
78 - 153 starts
154 - 229 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Number of Starts (Singles)
January - December 2016
Legend
8 - 43 starts
44 - 78 starts
79 - 113 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km


Saint John, Moncton & Fredericton
Total Number of Starts
January - December 2016
Legend
8 - 101 starts
102 - 195 starts
196 - 289 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
N
0 5 10 20 30 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2016								
Saint John CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	130	131	217	70	67	145	129	118
Multiples	95	20	12	72	36	18	28	34
Total	225	151	229	142	103	163	157	152
	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	121	114	32	31	-3.1%	130	131	0.8%
Multiples	28	40	12	10	-16.7%	95	20	-78.9%
Total	149	154	44	41	-6.8%	225	151	-32.9%

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2016								
Moncton CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Oct. 2016	Nov. 2016	Dec. 2016	Oct. 2016	Nov. 2016	Dec. 2016
Single-Detached	243	240	125	221	241	247	212	207
Multiples	349	383	564	192	96	658	646	622
Total	592	623	689	413	337	905	858	829
	Quarterly SAAR		Actual			YTD		
	2016 Q3	2016 Q4	2015 Q4	2016 Q4	% change	2015 Q4	2016 Q4	% change
Single-Detached	217	195	65	59	-9.2%	243	240	-1.2%
Multiples	911	277	109	71	-34.9%	349	383	9.7%
Total	1,128	472	174	130	-25.3%	592	623	5.2%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Saint John CMA
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	31	0	6	0	0	0	0	4	41
Q4 2015	30	2	10	0	0	0	2	0	44
% Change	3.3	-100.0	-40.0	n/a	n/a	n/a	-100.0	n/a	-6.8
Year-to-date 2016	124	6	9	0	0	0	7	5	151
Year-to-date 2015	123	9	14	0	0	0	7	72	225
% Change	0.8	-33.3	-35.7	n/a	n/a	n/a	0.0	-93.1	-32.9
UNDER CONSTRUCTION									
Q4 2016	81	8	15	0	0	0	2	11	117
Q4 2015	95	14	21	0	0	0	2	139	271
% Change	-14.7	-42.9	-28.6	n/a	n/a	n/a	0.0	-92.1	-56.8
COMPLETIONS									
Q4 2016	46	0	0	0	0	0	2	1	49
Q4 2015	41	3	4	0	0	0	4	16	68
% Change	12.2	-100.0	-100.0	n/a	n/a	n/a	-50.0	-93.8	-27.9
Year-to-date 2016	140	12	11	0	0	0	9	140	312
Year-to-date 2015	113	9	11	0	0	0	9	16	158
% Change	23.9	33.3	0.0	n/a	n/a	n/a	0.0	**	97.5
COMPLETED & NOT ABSORBED									
Q4 2016	8	0	3	0	0	2	n/a	n/a	13
Q4 2015	7	2	0	0	0	2	n/a	n/a	11
% Change	14.3	-100.0	n/a	n/a	n/a	0.0	n/a	n/a	18.2
ABSORBED									
Q4 2016	45	0	0	0	0	0	n/a	n/a	45
Q4 2015	40	3	4	0	0	0	n/a	n/a	47
% Change	12.5	-100.0	-100.0	n/a	n/a	n/a	n/a	n/a	-4.3
Year-to-date 2016	138	12	8	0	0	0	n/a	n/a	158
Year-to-date 2015	115	13	12	0	0	1	n/a	n/a	141
% Change	20.0	-7.7	-33.3	n/a	n/a	-100.0	n/a	n/a	12.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Moncton CMA
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	52	26	7	0	6	32	7	0	130
Q4 2015	54	18	27	4	0	0	7	64	174
% Change	-3.7	44.4	-74.1	-100.0	n/a	n/a	0.0	-100.0	-25.3
Year-to-date 2016	210	106	55	2	6	32	28	184	623
Year-to-date 2015	207	122	64	11	0	10	25	121	592
% Change	1.4	-13.1	-14.1	-81.8	n/a	**	12.0	52.1	5.2
UNDER CONSTRUCTION									
Q4 2016	145	84	55	7	6	42	14	159	512
Q4 2015	184	136	68	9	6	10	19	428	892
% Change	-21.2	-38.2	-19.1	-22.2	0.0	**	-26.3	-62.9	-42.6
COMPLETIONS									
Q4 2016	64	30	4	1	0	0	9	49	157
Q4 2015	48	20	0	0	0	0	7	0	75
% Change	33.3	50.0	n/a	n/a	n/a	n/a	28.6	n/a	109.3
Year-to-date 2016	244	160	58	4	6	0	37	493	1,002
Year-to-date 2015	226	130	44	2	11	0	19	114	546
% Change	8.0	23.1	31.8	100.0	-45.5	n/a	94.7	**	83.5
COMPLETED & NOT ABSORBED									
Q4 2016	16	7	5	0	4	5	n/a	n/a	37
Q4 2015	1	16	6	0	4	21	n/a	n/a	48
% Change	**	-56.3	-16.7	n/a	0.0	-76.2	n/a	n/a	-22.9
ABSORBED									
Q4 2016	65	41	8	1	0	0	n/a	n/a	115
Q4 2015	47	22	2	0	1	0	n/a	n/a	72
% Change	38.3	86.4	**	n/a	-100.0	n/a	n/a	n/a	59.7
Year-to-date 2016	228	169	57	4	2	16	n/a	n/a	476
Year-to-date 2015	226	141	44	2	18	30	n/a	n/a	461
% Change	0.9	19.9	29.5	100.0	-88.9	-46.7	n/a	n/a	3.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Fredericton CA
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2016	43	10	36	0	0	0	3	35	131
Q4 2015	38	0	0	0	0	0	2	78	122
% Change	13.2	n/a	n/a	n/a	n/a	n/a	50.0	-55.1	7.4
Year-to-date 2016	139	12	65	0	0	48	18	95	383
Year-to-date 2015	167	14	6	0	0	0	44	125	376
% Change	-16.8	-14.3	**	n/a	n/a	n/a	-59.1	-24.0	1.9
UNDER CONSTRUCTION									
Q4 2016	89	14	53	0	0	48	7	142	359
Q4 2015	136	10	6	0	0	0	37	272	481
% Change	-34.6	40.0	**	n/a	n/a	n/a	-81.1	-47.8	-25.4
COMPLETIONS									
Q4 2016	31	0	0	0	0	0	2	46	79
Q4 2015	25	9	0	0	0	0	1	0	35
% Change	24.0	-100.0	n/a	n/a	n/a	n/a	100.0	n/a	125.7
Year-to-date 2016	184	8	10	0	0	0	54	245	501
Year-to-date 2015	156	17	34	0	15	0	8	63	293
% Change	17.9	-52.9	-70.6	n/a	-100.0	n/a	**	**	71.0
COMPLETED & NOT ABSORBED									
Q4 2016	12	4	5	0	0	49	n/a	n/a	70
Q4 2015	14	4	14	0	1	54	n/a	n/a	87
% Change	-14.3	0.0	-64.3	n/a	-100.0	-9.3	n/a	n/a	-19.5
ABSORBED									
Q4 2016	33	0	1	0	0	2	n/a	n/a	36
Q4 2015	28	9	4	0	0	0	n/a	n/a	41
% Change	17.9	-100.0	-75.0	n/a	n/a	n/a	n/a	n/a	-12.2
Year-to-date 2016	185	8	19	0	1	5	n/a	n/a	218
Year-to-date 2015	164	17	31	0	14	3	n/a	n/a	229
% Change	12.8	-52.9	-38.7	n/a	-92.9	66.7	n/a	n/a	-4.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Saint John City									
Q4 2016	7	0	6	0	0	0	0	3	16
Q4 2015	7	2	10	0	0	0	0	0	19
Grand Bay-Westfield									
Q4 2016	3	0	0	0	0	0	0	0	3
Q4 2015	3	0	0	0	0	0	0	0	3
Quispamsis									
Q4 2016	12	0	0	0	0	0	0	1	13
Q4 2015	13	0	0	0	0	0	2	0	15
Rothesay									
Q4 2016	6	0	0	0	0	0	0	0	6
Q4 2015	4	0	0	0	0	0	0	0	4
Remainder of Saint John CMA									
Q4 2016	3	0	0	0	0	0	0	0	3
Q4 2015	3	0	0	0	0	0	0	0	3
Saint John CMA									
Q4 2016	31	0	6	0	0	0	0	4	41
Q4 2015	30	2	10	0	0	0	2	0	44
Moncton City									
Q4 2016	11	18	7	0	0	0	3	0	39
Q4 2015	16	12	3	4	0	0	1	40	76
Dieppe City									
Q4 2016	12	6	0	0	0	32	1	0	51
Q4 2015	8	6	14	0	0	0	3	0	31
Riverview Town									
Q4 2016	4	2	0	0	6	0	2	0	14
Q4 2015	0	0	10	0	0	0	3	24	37
Remainder of Moncton CMA									
Q4 2016	24	0	0	0	0	0	1	0	25
Q4 2015	30	0	0	0	0	0	0	0	30
Moncton CMA									
Q4 2016	52	26	7	0	6	32	7	0	130
Q4 2015	54	18	27	4	0	0	7	64	174
Fredericton City									
Q4 2016	9	8	36	0	0	0	1	35	93
Q4 2015	9	0	0	0	0	0	2	78	93
Remainder of Fredericton CA									
Q4 2016	32	0	0	0	0	0	2	0	34
Q4 2015	29	0	0	0	0	0	0	0	29
Fredericton CA									
Q4 2016	43	10	36	0	0	0	3	35	131
Q4 2015	38	0	0	0	0	0	2	78	122

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Saint John City									
Q4 2016	19	6	15	0	0	0	2	10	52
Q4 2015	15	10	14	0	0	0	2	104	145
Grand Bay-Westfield									
Q4 2016	6	0	0	0	0	0	0	0	6
Q4 2015	8	0	3	0	0	0	0	0	11
Quispamsis									
Q4 2016	24	2	0	0	0	0	0	1	27
Q4 2015	36	2	0	0	0	0	0	2	40
Rothesay									
Q4 2016	15	0	0	0	0	0	0	0	15
Q4 2015	13	0	4	0	0	0	0	33	50
Remainder of Saint John CMA									
Q4 2016	17	0	0	0	0	0	0	0	17
Q4 2015	23	2	0	0	0	0	0	0	25
Saint John CMA									
Q4 2016	81	8	15	0	0	0	2	11	117
Q4 2015	95	14	21	0	0	0	2	139	271
Moncton City									
Q4 2016	45	52	47	7	0	10	5	2	168
Q4 2015	54	92	12	9	0	10	6	379	562
Dieppe City									
Q4 2016	20	22	4	0	0	32	2	155	235
Q4 2015	32	26	34	0	0	0	6	24	146
Riverview Town									
Q4 2016	8	10	4	0	6	0	5	0	33
Q4 2015	17	16	18	0	6	0	5	24	94
Remainder of Moncton CMA									
Q4 2016	71	0	0	0	0	0	2	2	75
Q4 2015	80	2	4	0	0	0	2	1	89
Moncton CMA									
Q4 2016	145	84	55	7	6	42	14	159	512
Q4 2015	184	136	68	9	6	10	19	428	892
Fredericton City									
Q4 2016	39	12	53	0	0	48	6	142	306
Q4 2015	51	8	6	0	0	0	37	272	394
Remainder of Fredericton CA									
Q4 2016	46	0	0	0	0	0	1	0	47
Q4 2015	85	2	0	0	0	0	0	0	87
Fredericton CA									
Q4 2016	89	14	53	0	0	48	7	142	359
Q4 2015	136	10	6	0	0	0	37	272	481

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Saint John City									
Q4 2016	18	0	0	0	0	0	1	0	19
Q4 2015	5	0	0	0	0	0	0	15	20
Grand Bay-Westfield									
Q4 2016	5	0	0	0	0	0	0	0	5
Q4 2015	2	0	0	0	0	0	0	0	2
Quispamsis									
Q4 2016	13	0	0	0	0	0	1	1	15
Q4 2015	14	1	0	0	0	0	4	1	20
Rothesay									
Q4 2016	7	0	0	0	0	0	0	0	7
Q4 2015	7	2	4	0	0	0	0	0	13
Remainder of Saint John CMA									
Q4 2016	3	0	0	0	0	0	0	0	3
Q4 2015	13	0	0	0	0	0	0	0	13
Saint John CMA									
Q4 2016	46	0	0	0	0	0	2	1	49
Q4 2015	41	3	4	0	0	0	4	16	68
Moncton City									
Q4 2016	14	22	0	1	0	0	2	24	63
Q4 2015	15	8	0	0	0	0	2	0	25
Dieppe City									
Q4 2016	7	6	0	0	0	0	4	1	18
Q4 2015	11	10	0	0	0	0	3	0	24
Riverview Town									
Q4 2016	8	2	4	0	0	0	3	24	41
Q4 2015	4	2	0	0	0	0	2	0	8
Remainder of Moncton CMA									
Q4 2016	35	0	0	0	0	0	0	0	35
Q4 2015	18	0	0	0	0	0	0	0	18
Moncton CMA									
Q4 2016	64	30	4	1	0	0	9	49	157
Q4 2015	48	20	0	0	0	0	7	0	75
Fredericton City									
Q4 2016	12	0	0	0	0	0	0	46	58
Q4 2015	8	8	0	0	0	0	1	0	17
Remainder of Fredericton CA									
Q4 2016	17	0	0	0	0	0	2	0	19
Q4 2015	17	1	0	0	0	0	0	0	18
Fredericton CA									
Q4 2016	31	0	0	0	0	0	2	46	79
Q4 2015	25	9	0	0	0	0	1	0	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Saint John City									
Q4 2016	4	0	3	0	0	2	n/a	n/a	9
Q4 2015	4	2	0	0	0	2	n/a	n/a	8
Grand Bay-Westfield									
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Quispamsis									
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Q4 2015	2	0	0	0	0	0	n/a	n/a	2
Rothesay									
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Remainder of Saint John CMA									
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Saint John CMA									
Q4 2016	8	0	3	0	0	2	n/a	n/a	13
Q4 2015	7	2	0	0	0	2	n/a	n/a	11
Moncton City									
Q4 2016	5	5	0	0	0	5	n/a	n/a	15
Q4 2015	0	14	0	0	0	20	n/a	n/a	34
Dieppe City									
Q4 2016	3	1	4	0	4	0	n/a	n/a	12
Q4 2015	1	1	6	0	4	0	n/a	n/a	12
Riverview Town									
Q4 2016	8	1	1	0	0	0	n/a	n/a	10
Q4 2015	0	1	0	0	0	1	n/a	n/a	2
Remainder of Moncton CMA									
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Moncton CMA									
Q4 2016	16	7	5	0	4	5	n/a	n/a	37
Q4 2015	1	16	6	0	4	21	n/a	n/a	48
Fredericton City									
Q4 2016	10	4	5	0	0	49	n/a	n/a	68
Q4 2015	12	4	14	0	1	54	n/a	n/a	85
Remainder of Fredericton CA									
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Q4 2015	2	0	0	0	0	0	n/a	n/a	2
Fredericton CA									
Q4 2016	12	4	5	0	0	49	n/a	n/a	70
Q4 2015	14	4	14	0	1	54	n/a	n/a	87

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Saint John City									
Q4 2016	16	0	0	0	0	0	n/a	n/a	16
Q4 2015	5	0	0	0	0	0	n/a	n/a	5
Grand Bay-Westfield									
Q4 2016	5	0	0	0	0	0	n/a	n/a	5
Q4 2015	2	0	0	0	0	0	n/a	n/a	2
Quispamsis									
Q4 2016	14	0	0	0	0	0	n/a	n/a	14
Q4 2015	13	1	0	0	0	0	n/a	n/a	14
Rothesay									
Q4 2016	7	0	0	0	0	0	n/a	n/a	7
Q4 2015	7	2	4	0	0	0	n/a	n/a	13
Remainder of Saint John CMA									
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Q4 2015	13	0	0	0	0	0	n/a	n/a	13
Saint John CMA									
Q4 2016	45	0	0	0	0	0	n/a	n/a	45
Q4 2015	40	3	4	0	0	0	n/a	n/a	47
Moncton City									
Q4 2016	15	26	0	1	0	0	n/a	n/a	42
Q4 2015	15	9	0	0	0	0	n/a	n/a	24
Dieppe City									
Q4 2016	7	11	3	0	0	0	n/a	n/a	21
Q4 2015	10	10	2	0	1	0	n/a	n/a	23
Riverview Town									
Q4 2016	8	3	5	0	0	0	n/a	n/a	16
Q4 2015	4	3	0	0	0	0	n/a	n/a	7
Remainder of Moncton CMA									
Q4 2016	35	1	0	0	0	0	n/a	n/a	36
Q4 2015	18	0	0	0	0	0	n/a	n/a	18
Moncton CMA									
Q4 2016	65	41	8	1	0	0	n/a	n/a	115
Q4 2015	47	22	2	0	1	0	n/a	n/a	72
Fredericton City									
Q4 2016	12	0	1	0	0	2	n/a	n/a	15
Q4 2015	9	8	4	0	0	0	n/a	n/a	21
Remainder of Fredericton CA									
Q4 2016	19	0	0	0	0	0	n/a	n/a	19
Q4 2015	19	1	0	0	0	0	n/a	n/a	20
Fredericton CA									
Q4 2016	33	0	1	0	0	2	n/a	n/a	36
Q4 2015	28	9	4	0	0	0	n/a	n/a	41

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Saint John CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	124	6	9	0	0	0	7	5	151
% Change	0.8	-33.3	-35.7	n/a	n/a	n/a	0.0	-93.1	-32.9
2015	123	9	14	0	0	0	7	72	225
% Change	1.7	-55.0	40.0	n/a	n/a	n/a	16.7	-8.9	-4.7
2014	121	20	10	0	0	0	6	79	236
% Change	-10.4	-23.1	-33.3	n/a	n/a	n/a	20.0	-16.8	-14.5
2013	135	26	15	0	0	0	5	95	276
% Change	-27.4	44.4	15.4	n/a	n/a	n/a	25.0	-29.1	-22.3
2012	186	18	13	0	0	0	4	134	355
% Change	-14.3	-47.1	-50.0	n/a	-100.0	n/a	33.3	71.8	-1.7
2011	217	34	26	0	3	0	3	78	361
% Change	-36.2	70.0	-39.5	n/a	n/a	-100.0	-62.5	-51.6	-44.7
2010	340	20	43	0	0	81	8	161	653
% Change	-7.9	-63.0	-8.5	n/a	-100.0	**	n/a	1.9	-0.9
2009	369	54	47	0	16	15	0	158	659
% Change	-24.1	-37.2	-46.0	n/a	n/a	n/a	-100.0	-3.7	-20.8
2008	486	86	87	0	0	0	9	164	832
% Change	18.0	87.0	-1.1	n/a	-100.0	n/a	n/a	18.8	21.1
2007	412	46	88	0	3	0	0	138	687

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Moncton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	210	106	55	2	6	32	28	184	623
% Change	1.4	-13.1	-14.1	-81.8	n/a	**	12.0	52.1	5.2
2015	207	122	64	11	0	10	25	121	592
% Change	-17.9	-42.5	48.8	n/a	-100.0	n/a	150.0	-62.7	-30.5
2014	252	212	43	0	11	0	10	324	852
% Change	7.2	-1.9	30.3	n/a	37.5	n/a	-56.5	-18.2	-6.5
2013	235	216	33	0	8	0	23	396	911
% Change	-30.5	-39.7	-47.6	n/a	**	n/a	-11.5	-22.4	-29.8
2012	338	358	63	0	2	0	26	510	1,297
% Change	-8.2	5.9	3.3	n/a	-50.0	-100.0	0.0	43.3	8.6
2011	368	338	61	0	4	41	26	356	1,194
% Change	-18.0	-13.3	-10.3	n/a	-80.0	n/a	4.0	-20.5	-14.7
2010	449	390	68	0	20	0	25	448	1,400
% Change	15.4	15.4	58.1	n/a	-25.9	-100.0	-44.4	**	43.9
2009	389	338	43	0	27	14	45	117	973
% Change	-27.7	-24.2	16.2	n/a	-3.6	**	60.7	-58.1	-28.4
2008	538	446	37	0	28	3	28	279	1,359
% Change	-12.5	6.2	-22.9	n/a	180.0	-92.5	-46.2	16.3	-4.6
2007	615	420	48	0	10	40	52	240	1,425

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Fredericton CA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	139	12	65	0	0	48	18	95	383
% Change	-16.8	-14.3	**	n/a	n/a	n/a	-59.1	-24.0	1.9
2015	167	14	6	0	0	0	44	125	376
% Change	-34.5	-22.2	100.0	n/a	n/a	-100.0	**	45.3	-5.5
2014	255	18	3	0	0	12	13	86	398
% Change	-15.6	-10.0	-90.3	n/a	-100.0	n/a	-50.0	-69.2	-40.9
2013	302	20	31	0	15	0	26	279	673
% Change	-14.2	-23.1	-36.7	n/a	n/a	n/a	73.3	45.3	6.2
2012	352	26	49	0	0	0	15	192	634
% Change	7.6	-7.1	-50.0	n/a	n/a	-100.0	25.0	-14.7	-13.2
2011	327	28	98	0	0	40	12	225	730
% Change	-3.8	55.6	36.1	n/a	-100.0	-13.0	-60.0	25.7	5.2
2010	340	18	72	0	9	46	30	179	694
% Change	-7.4	12.5	80.0	n/a	28.6	-52.6	-53.8	9.8	-8.1
2009	367	16	40	0	7	97	65	163	755
% Change	-14.5	-11.1	-41.2	n/a	-46.2	169.4	41.3	85.2	8.2
2008	429	18	68	0	13	36	46	88	698
% Change	9.4	12.5	51.1	n/a	-38.1	-10.0	-16.4	31.3	9.7
2007	392	16	45	0	21	40	55	67	636

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Saint John CMA	31	32	0	2	6	6	4	4	41	44	-6.8
Saint John City	7	7	0	2	6	6	3	4	16	19	-15.8
Grand Bay-Westfield	3	3	0	0	0	0	0	0	3	3	0.0
Quispamsis	12	15	0	0	0	0	1	0	13	15	-13.3
Rothesay	6	4	0	0	0	0	0	0	6	4	50.0
Remainder of CMA	3	3	0	0	0	0	0	0	3	3	0.0
Moncton CMA	59	65	26	18	13	27	32	64	130	174	-25.3
Moncton City	14	21	18	12	7	3	0	40	39	76	-48.7
Dieppe City	13	11	6	6	0	14	32	0	51	31	64.5
Riverview Town	6	3	2	0	6	10	0	24	14	37	-62.2
Remainder of Moncton CMA	25	30	0	0	0	0	0	0	25	30	-16.7
Fredericton CA	46	40	10	0	36	0	39	82	131	122	7.4
Fredericton City	10	11	8	0	36	0	39	82	93	93	0.0
Remainder of Fredericton CA	34	29	0	0	0	0	0	0	34	29	17.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Saint John CMA	131	130	6	9	9	10	5	76	151	225	-32.9
Saint John City	37	17	2	4	9	6	4	40	52	67	-22.4
Grand Bay-Westfield	8	8	0	0	0	0	0	0	8	8	0.0
Quispamsis	40	59	4	1	0	0	1	3	45	63	-28.6
Rothesay	24	21	0	2	0	4	0	33	24	60	-60.0
Remainder of CMA	22	25	0	2	0	0	0	0	22	27	-18.5
Moncton CMA	240	243	106	122	61	56	216	171	623	592	5.2
Moncton City	67	80	64	80	47	8	2	106	180	274	-34.3
Dieppe City	33	42	30	28	4	34	188	24	255	128	99.2
Riverview Town	25	20	12	14	10	10	24	40	71	84	-15.5
Remainder of Moncton CMA	113	100	0	0	0	4	2	1	115	105	9.5
Fredericton CA	152	178	12	14	70	39	149	145	383	376	1.9
Fredericton City	60	62	10	12	70	39	149	145	289	258	12.0
Remainder of Fredericton CA	88	116	0	2	0	0	0	0	88	118	-25.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Saint John CMA	6	6	0	0	0	4	4	0
Saint John City	6	6	0	0	0	4	3	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	1	0
Rothesay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	13	27	0	0	32	0	0	64
Moncton City	7	3	0	0	0	0	0	40
Dieppe City	0	14	0	0	32	0	0	0
Riverview Town	6	10	0	0	0	0	0	24
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
Fredericton CA	36	0	0	0	0	0	35	78
Fredericton City	36	0	0	0	0	0	35	78
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Saint John CMA	9	10	0	0	0	4	5	72
Saint John City	9	6	0	0	0	4	4	36
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	1	3
Rothesay	0	4	0	0	0	0	0	33
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	61	56	0	0	32	18	184	121
Moncton City	47	8	0	0	0	10	2	96
Dieppe City	4	34	0	0	32	0	156	0
Riverview Town	10	10	0	0	0	8	24	24
Remainder of Moncton CMA	0	4	0	0	0	0	2	1
Fredericton CA	65	6	5	33	48	0	95	125
Fredericton City	65	6	5	33	48	0	95	125
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Saint John CMA	37	42	0	0	4	2	41	44
Saint John City	13	19	0	0	3	0	16	19
Grand Bay-Westfield	3	3	0	0	0	0	3	3
Quispamsis	12	13	0	0	1	2	13	15
Rothesay	6	4	0	0	0	0	6	4
Remainder of CMA	3	3	0	0	0	0	3	3
Moncton CMA	85	99	38	4	7	71	130	174
Moncton City	36	31	0	4	3	41	39	76
Dieppe City	18	28	32	0	1	3	51	31
Riverview Town	6	10	6	0	2	27	14	37
Remainder of Moncton CMA	24	30	0	0	1	0	25	30
Fredericton CA	89	38	0	0	38	80	131	122
Fredericton City	53	9	0	0	36	80	93	93
Remainder of Fredericton CA	32	29	0	0	2	0	34	29

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Saint John CMA	139	146	0	0	12	79	151	225
Saint John City	44	30	0	0	8	37	52	67
Grand Bay-Westfield	8	8	0	0	0	0	8	8
Quispamsis	41	54	0	0	4	9	45	63
Rothesay	24	27	0	0	0	33	24	60
Remainder of CMA	22	27	0	0	0	0	22	27
Moncton CMA	371	393	40	21	212	146	623	592
Moncton City	167	150	2	21	11	103	180	274
Dieppe City	63	95	32	0	160	9	255	128
Riverview Town	32	44	6	0	33	32	71	84
Remainder of Moncton CMA	107	103	0	0	8	2	115	105
Fredericton CA	216	187	48	0	113	169	383	376
Fredericton City	128	71	48	0	107	167	289	258
Remainder of Fredericton CA	82	116	0	0	6	2	88	118

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	% Change
Saint John CMA	48	45	0	3	0	4	1	16	49	68	-27.9
Saint John City	19	5	0	0	0	0	0	15	19	20	-5.0
Grand Bay-Westfield	5	2	0	0	0	0	0	0	5	2	150.0
Quispamsis	14	18	0	1	0	0	1	1	15	20	-25.0
Rothesay	7	7	0	2	0	4	0	0	7	13	-46.2
Remainder of CMA	3	13	0	0	0	0	0	0	3	13	-76.9
Moncton CMA	74	55	30	20	4	0	49	0	157	75	109.3
Moncton City	17	17	22	8	0	0	24	0	63	25	152.0
Dieppe City	11	14	6	10	0	0	1	0	18	24	-25.0
Riverview Town	11	6	2	2	4	0	24	0	41	8	**
Remainder of Moncton CMA	35	18	0	0	0	0	0	0	35	18	94.4
Fredericton CA	33	26	0	9	0	0	46	0	79	35	125.7
Fredericton City	12	9	0	8	0	0	46	0	58	17	**
Remainder of Fredericton CA	19	17	0	1	0	0	0	0	19	18	5.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Saint John CMA	147	122	14	9	11	11	140	16	312	158	97.5
Saint John City	33	27	10	2	4	7	104	15	151	51	196.1
Grand Bay-Westfield	10	7	0	2	3	0	0	0	13	9	44.4
Quispamsis	53	48	2	1	0	0	3	1	58	50	16.0
Rothesay	25	16	0	4	4	4	33	0	62	24	158.3
Remainder of CMA	26	24	2	0	0	0	0	0	28	24	16.7
Moncton CMA	285	247	160	130	64	31	493	138	1,002	546	83.5
Moncton City	79	68	104	76	12	4	379	34	574	182	**
Dieppe City	49	44	34	36	34	19	49	74	166	173	-4.0
Riverview Town	34	29	20	18	14	0	64	30	132	77	71.4
Remainder of Moncton CMA	121	106	2	0	4	8	1	0	128	114	12.3
Fredericton CA	197	164	8	17	51	49	245	63	501	293	71.0
Fredericton City	75	58	6	16	51	49	245	63	377	186	102.7
Remainder of Fredericton CA	114	106	2	1	0	0	0	0	116	107	8.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Saint John CMA	0	4	0	0	0	0	1	16
Saint John City	0	0	0	0	0	0	0	15
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	1	1
Rothesay	0	4	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	4	0	0	0	0	0	49	0
Moncton City	0	0	0	0	0	0	24	0
Dieppe City	0	0	0	0	0	0	1	0
Riverview Town	4	0	0	0	0	0	24	0
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
Fredericton CA	0	0	0	0	0	0	46	0
Fredericton City	0	0	0	0	0	0	46	0
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Saint John CMA	11	11	0	0	0	0	140	16
Saint John City	4	7	0	0	0	0	104	15
Grand Bay-Westfield	3	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	3	1
Rothesay	4	4	0	0	0	0	33	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	64	31	0	0	0	24	493	114
Moncton City	12	4	0	0	0	0	379	34
Dieppe City	34	19	0	0	0	24	49	50
Riverview Town	14	0	0	0	0	0	64	30
Remainder of Moncton CMA	4	8	0	0	0	0	1	0
Fredericton CA	10	49	41	0	0	0	245	63
Fredericton City	10	49	41	0	0	0	245	63
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015	Q4 2016	Q4 2015
Saint John CMA	46	48	0	0	3	20	49	68
Saint John City	18	5	0	0	1	15	19	20
Grand Bay-Westfield	5	2	0	0	0	0	5	2
Quispamsis	13	15	0	0	2	5	15	20
Rothesay	7	13	0	0	0	0	7	13
Remainder of CMA	3	13	0	0	0	0	3	13
Moncton CMA	98	68	1	0	58	7	157	75
Moncton City	36	23	1	0	26	2	63	25
Dieppe City	13	21	0	0	5	3	18	24
Riverview Town	14	6	0	0	27	2	41	8
Remainder of Moncton CMA	35	18	0	0	0	0	35	18
Fredericton CA	31	34	0	0	48	1	79	35
Fredericton City	12	16	0	0	46	1	58	17
Remainder of Fredericton CA	17	18	0	0	2	0	19	18

Table 3.5: Completions by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Saint John CMA	163	133	0	0	149	25	312	158
Saint John City	41	35	0	0	110	16	151	51
Grand Bay-Westfield	13	9	0	0	0	0	13	9
Quispamsis	52	41	0	0	6	9	58	50
Rothesay	29	24	0	0	33	0	62	24
Remainder of CMA	28	24	0	0	0	0	28	24
Moncton CMA	462	400	10	13	530	133	1,002	546
Moncton City	181	136	4	6	389	40	574	182
Dieppe City	105	114	0	3	61	56	166	173
Riverview Town	53	42	6	0	73	35	132	77
Remainder of Moncton CMA	121	108	0	4	7	2	128	114
Fredericton CA	202	207	0	15	299	71	501	293
Fredericton City	81	102	0	15	296	69	377	186
Remainder of Fredericton CA	113	105	0	0	3	2	116	107

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saint John CMA													
Q4 2016	1	3.0	1	3.0	5	15.2	8	24.2	18	54.5	33	-	430,152
Q4 2015	1	4.2	4	16.7	2	8.3	5	20.8	12	50.0	24	347,500	349,416
Year-to-date 2016	3	3.1	5	5.2	11	11.5	26	27.1	51	53.1	96	307,500	408,882
Year-to-date 2015	3	3.8	8	10.3	9	11.5	26	33.3	32	41.0	78	347,500	351,684
Moncton CMA													
Q4 2016	2	3.0	0	0.0	5	7.6	29	43.9	30	45.5	66	325,000	337,979
Q4 2015	0	0.0	1	2.1	4	8.5	23	48.9	19	40.4	47	325,000	351,693
Year-to-date 2016	5	2.2	11	4.7	35	15.1	81	34.9	100	43.1	232	340,000	334,445
Year-to-date 2015	5	2.2	16	7.0	29	12.7	107	46.9	71	31.1	228	302,500	312,942
Fredericton CA													
Q4 2016	2	6.1	5	15.2	5	15.2	10	30.3	11	33.3	33	-	325,504
Q4 2015	0	0.0	6	21.4	8	28.6	10	35.7	4	14.3	28	260,000	276,726
Year-to-date 2016	12	6.5	27	14.6	25	13.5	73	39.5	48	25.9	185	270,000	306,967
Year-to-date 2015	6	3.7	21	12.8	46	28.0	61	37.2	30	18.3	164	250,000	282,149

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2016						
Submarket	Q4 2016	Q4 2015	% Change	YTD 2016	YTD 2015	% Change
Saint John CMA	430,152	349,416	23.1	408,882	351,684	16.3
Moncton CMA	337,979	351,693	-3.9	334,445	312,942	6.9
Fredericton CA	325,504	276,726	17.6	306,967	282,149	8.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	Fourth Quarter 2016			Fourth Quarter 2015			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market
Saint John CMA	375	172,747	119	335	178,194	113	11.9	-3.1	5.3
Saint John City	161	134,871	104	144	149,486	105	11.8	-9.8	-1.0
Grand Bay-Westfield	20	151,850	117	13	168,877	105	53.8	-10.1	11.4
Rothesay/Quispamsis	85	265,536	103	80	273,350	93	6.3	-2.9	10.8
Remainder of CMA	109	149,826	155	98	143,933	143	11.2	4.1	8.4
Moncton CMA	612	165,296	166	528	163,546	125	15.9	1.1	32.5
Moncton City	242	171,777	155	232	169,354	121	4.3	1.4	28.3
Dieppe City	114	187,376	194	77	190,429	125	48.1	-1.6	55.2
Riverview Town	78	158,193	139	65	178,013	127	20.0	-11.1	9.7
Remainder of Moncton CMA	178	145,456	176	154	135,249	132	15.6	7.5	33.2
Fredericton CA	376	167,457	111	540	164,441	117	-30.4	1.8	-5.6
Fredericton City	154	199,071	107	239	190,181	108	9.8	4.7	-1.5
Oromocto	31	176,567	89	52	169,987	145	-40.4	3.9	-39.0
Woodstock	64	106,543	156	67	106,775	125	-4.5	-0.2	24.8
Outlaying Areas	127	157,596	98	182	150,285	118	-30.2	4.9	-16.9

Submarket	Year-to-date 2016			Year-to-date 2015			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market
Saint John CMA	1,815	172,049	117	1,590	170,909	128	14.2	0.7	-9.1
Saint John City	716	146,291	104	581	148,546	110	23.2	-1.5	-5.5
Grand Bay-Westfield	93	154,328	114	87	154,625	108	6.9	-0.2	5.6
Rothesay/Quispamsis	462	253,368	88	405	251,865	88	14.1	0.6	0.0
Remainder of CMA	544	141,307	158	517	135,363	184	5.2	4.4	-14.1
Moncton CMA	2,554	163,135	155	2,298	161,925	123	11.1	0.7	25.6
Moncton City	1,013	173,519	146	963	166,612	112	5.2	4.1	30.2
Dieppe City	485	184,192	162	402	183,806	120	20.6	0.2	34.5
Riverview Town	338	160,414	133	327	170,149	133	3.4	-5.7	-0.4
Remainder of Moncton CMA	718	135,542	172	606	135,522	137	18.5	0.0	25.8
Fredericton CA	2,076	180,777	108	1,921	175,914	109	8.1	2.8	-1.0
Fredericton City	961	210,570	96	883	206,653	96	8.8	1.9	0.2
Oromocto	221	193,101	105	229	192,157	114	-3.5	0.5	-7.8
Woodstock	264	120,361	153	217	110,827	159	21.7	8.6	-3.8
Outlaying Areas	630	156,326	107	592	147,642	107	6.4	5.9	-0.1

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Greater Moncton Real Estate Board/Saint John Real Estate Board/Fredericton Real Estate Board

Table 6: Economic Indicators
Fourth Quarter 2016

		Interest Rates			NHPI, Total, Saint John CMA 2007=100	CPI, 2002 =100	Saint John Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	107.9	123.0	63.7	9.0	66.3	816
	February	567	2.89	4.74	107.9	124.1	63.3	8.8	65.7	823
	March	567	2.89	4.74	107.7	125.3	63.3	8.9	65.9	835
	April	561	2.89	4.64	107.7	124.8	63.9	7.8	65.6	854
	May	561	2.89	4.64	107.6	125.9	63.8	7.3	65.2	866
	June	561	2.89	4.64	108.1	126.0	63.8	7.3	65.2	860
	July	561	2.89	4.64	108.2	126.1	63.7	8.2	65.8	847
	August	561	2.89	4.64	108.2	125.9	64.7	8.6	67.1	839
	September	561	2.89	4.64	108.2	125.4	64.8	8.3	67.2	835
	October	561	2.89	4.64	108.2	125.7	64.5	7.6	66.2	830
	November	561	3.14	4.64	108.4	125.6	63.2	7.3	64.7	828
	December	561	3.14	4.64	108.4	125.4	62.2	7.9	64.0	831
2016	January	561	3.14	4.64	108.2	125.9	62.1	8.3	64.2	832
	February	561	3.14	4.64	108.2	126.3	62.6	8.3	64.8	831
	March	561	3.14	4.64	108.2	126.8	62.8	8.3	65.1	828
	April	561	3.14	4.64	108.2	127.6	62.9	8.4	65.3	826
	May	561	3.14	4.64	108.2	127.9	63.0	8.3	65.1	825
	June	561	3.14	4.64	108.2	128.3	63.0	7.9	64.8	822
	July	567	3.14	4.74	108.2	129.2	63.2	7.3	64.6	826
	August	567	3.14	4.74	108.4	128.9	62.6	7.7	64.3	844
	September	561	3.14	4.64	109.7	129.3	63.1	7.3	64.5	865
	October	561	3.14	4.64	110.1	129.2	63.3	7.6	64.9	895
	November	561	3.14	4.64	110.1	128.8	64.4	7.6	66.1	898
	December	561	3.14	4.64		128.2	65.5	8.1	67.6	897

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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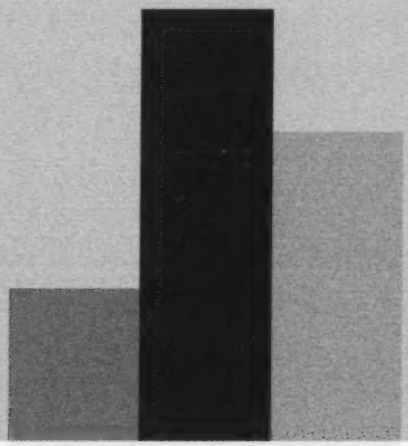

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